

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, JANUARY 8, 2007

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:04 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Chatterjee, Sullebarger, Spraul-Schmidt, Wallace and Kreider present. Absent: Bloomfield and Raser.

MINUTES

The Historic Conservation Board unanimously approved the minutes of the November 20, 2006 meeting (motion by Spraul-Schmidt, second by Chatterjee) and December 18, 2006 meeting (motion by Sullebarger, second by Chatterjee).

CERTIFICATE OF APPROPRIATENESS, 1214 VINE STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented a staff report on an application for a Certificate of Appropriateness for work at 1214 Vine Street. Ms Kellam reminded the Historic Conservation Board (Board) that it had approved a Certificate of Appropriateness to renovate the building on October 23, 2006. The new work is limited to modifications to the south wall. The current request is to enlarge four original window openings to doors and cut six additional door openings to bring more natural light into the building. Each opening would be fitted with a wrought iron rail.

Ms. Kellam indicated that the Board had first reviewed a rehabilitation proposal for 1214 Vine Street at its October 7, 2002 meeting. At that meeting, the Board approved a Certificate of Appropriateness on the condition that the applicant reduces the number and size of openings in the south wall. Staff indicated the new proposal met that condition and recommended approval.

[Mr. Kreider arrived at 3:10 P.M.]

In response to Mr. Kreider, Ms. Kellam stated that the windows on the south wall were currently boarded up.

BOARD ACTION

The Board voted unanimously (motion by Chatterjee, second by Sullebarger) to take the following actions:

1. Approve a Certificate of Appropriateness for the creation of new openings in the south side elevation as proposed in the plans submitted December 18, 2006 with the condition the replacement windows be 2/2 double hung to match the original windows.
2. Final plans and specifications must be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness or a building permit.

CERTIFICATE OF APPROPRIATENESS, HILLSIDE REVIEW & ZONING VARIANCES, 317, 319, AND 321 BOAL STREET, PROSPECT HILL HISTORIC DISTRICT

Staff member Caroline Kellam stated that this item had been tabled at the December 18, 2006 Board meeting pending submission of additional information to justify a zoning variance for the rear yard setback. She presented a brief history of the proposal and stated that the applicants had provided staff with additional information and photographs showed a total of 59 existing decks in the Prospect Hill Historic District. Additional photos showed the rear of adjoining properties and interiors of 317 Boal.

The applicant Derrick Tarver was present to address the Board. Mr. Chatterjee and Ms. Wallace said that they appreciated the applicant's effort in assembling the information. Ms. Wallace stated that she felt that the applicants should not have been required to expend so much effort to prove their case. Mr. Kreider said that the burden of proof for a zoning variance lies with the applicant; the additional information was necessary and did prove his case.

In response to Ms. Wallace, Ms. Kellam stated that before seeing the applicant's photographs, staff had not been aware of the large number of decks in the District. Mr. Senhauser stated that the photographs were eye-opening and that in his estimation, many of the decks were not approved by the Board. Ms. Spraul-Schmidt agreed.

Ms. Sullebarger stated that initially she had been concerned with deck height, adding multiple decks to the building and the effect of the decks on the yards. She stated the new photos alleviated her concerns and added that she appreciated the applicants' time and effort.

BOARD ACTION

The Board voted unanimously (motion by Spraul-Schmidt, second by Kreider) to take the following actions:

1. Approve a zoning variance from Section 1435-35 Relationship to Variances, Special Exceptions and Conditional Uses of the Zoning Code for 317-321 Boal Street that would allow a rear yard setback of 5' instead of the required 17.5' finding that given the current information such relief from the literal implication of the Zoning Code is necessary and appropriate in the interest of historic conservation and the applicant has documented common conditions enjoyed by other property owners in the neighborhood and satisfied the HCB's earlier concerns.
2. Approve a Certificate of Appropriateness for the construction of the rear decks at 317-321 Boal Street.

PRELIMINARY DESIGN REVIEW, 30 EAST LIBERTY STREET, OVER-THE-RHINE HISTORIC DISTRICT

[Mr. Kreider recused himself from this item and left the meeting at 3:27 P.M.]

Staff member Adrienne Cowden presented a report on the construction of a new Shell gas station. She indicated that the proposed building would replace the existing one-story structure. The canopy would be enlarged and the car wash would be demolished. Project architect Steve Hampton was present to answer questions from the Board.

Ms. Sullebarger stated that the proposal represented a vast improvement over the current condition. She said the shape of the canopy is more appropriate and the addition of landscaping was very welcome. She added that it was currently the only gas station located in Over-the-Rhine.

Mr. Senhauser stated that the proposal actually reduced the number of primary and accessory structures on the site. Ms. Cowden said that a zoning variance would be necessary for the location of the accessory building in the front/side yard of the site.

In response to Mr. Chatterjee, Mr. Hampton stated that the car wash located on the property would be removed and not replaced.

Mr. Hampton explained the need for privacy fencing adjacent to the residential lot to the north. He stated that the new perimeter walls would be brick and stone topped with a metal railing to improve safety and to control access. Ms. Wallace complimented the applicant on the choice of the hairpin railing, which provides security in a softer way. In response to Mr. Senhauser, Mr. Hampton stated that he would be willing to limit the height of fencing to 6'-0" to avoid a zoning variance.

Mr. Hampton stated that the message board mounted on the east wall of the new building would be internally illuminated. He described the proposed signage and stated that it would be informational.

Mr. Hampton briefly described the proposed site lighting, but said that a lighting analysis had not been completed. Mr. Senhauser stated that he understood the necessity to brightly light the station for security, but suggested that the applicant avoid excess light that could be a nuisance to neighbors.

OTHER BUSINESS

Mr. Forwood gave a brief overview of the procedures for conducting historic reviews at the Development & Permit Center. He indicated that Larry Harris, who represents the Community Development & Planning Department at the center, screens walk-through applications for building permits in historic districts. Mr. Harris has the authority to exempt interior work and to approve repair/replacement in kind; all other applications are forwarded to Historic Conservation Office staff.

Amit Ghosh, Director of the Building Development & Permit Center, explained that Mr. Harris is not always available to address walk-throughs and when he is not, approvals are unnecessarily delayed. He said historic represents only a small percentage of building permit applications.

Mr. Forwood asked whether the Board would be comfortable appointing a person in the Buildings & Inspections Department to make determinations when Mr. Harris or historic staff is unavailable.

Mr. Senhauser stated that he would be more comfortable with a single individual to provide back up for Mr. Harris. The person considered should be sensitive to historic conservation and have a preservation background/experience. The Board directed Mr. Forwood to research the situation and if appropriate nominate an individual that the Board could formally consider.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____